013.0	0001	0017.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	833,500 / 833,500
					USE VALUE:	833,500 / 833,500
					ASSESSED:	833,500 / 833,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
68	-70	MARGARET ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GOLDSHLAG JOSHUA K
Owner 2:	
Owner 3:	
Street 1:	70 MARGARET STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GOLDSHLAG JOSHUA K -
Owner 2:	OBELNICKI ANNE C -
Street 1:	70 MARGARET STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,456 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Wood Shingle Exterior and 2344 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5456.000	366,600		466,900	833,500
Total Card	0.125	366,600		466,900	833,500
Total Parcel	0.125	366,600		466,900	833,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 355.59 | /Parcel: 355.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 013.0-0001-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	366,900	0	5,456.	466,900	833,800	833,800	Year End Roll	12/18/2019
2019	104	FV	286,300	0	5,456.	496,100	782,400	782,400	Year End Roll	1/3/2019
2018	104	FV	289,300	0	5,456.	361,900	651,200	651,200	Year End Roll	12/20/2017
2017	104	FV	271,500	0	5,456.	315,200	586,700	586,700	Year End Roll	1/3/2017
2016	104	FV	271,500	0	5,456.	268,500	540,000	540,000	Year End	1/4/2016
2015	104	FV	242,200	0	5,456.	262,700	504,900	504,900	Year End Roll	12/11/2014
2014	104	FV	242,200	0	5,456.	216,000	458,200	458,200	Year End Roll	12/16/2013
2013	104	FV	251,900	0	5,456.	205,500	457,400	457,400		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 1244

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GOLDSHLAG JOSHU	58706-138		3/19/2012	Convenience	1	No	No		Y
GOW DAVID W JR	43529-168		8/16/2004		631,000	No	No		
CHEN PAUL	30948-213		5/21/1999		270,000	No	No		
ESTRELLA JOSEPH	23748-434		10/8/1993		228,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/20/2019	1895	Inter Fi	172,850	O				
11/20/2019	1896	Dormers	172,825	O				
12/5/2017	1604	Alterati	7,240	C				
7/15/2014	837	New Wind	4,000					
4/25/2014	399	Re-Roof	10,260					
5/2/2005	341	Redo Kit	5,000			G6	GR FY06	
5/25/1999	299	Fireplac	15,000					ADD 2 FIREPLACES

ACTIVITY INFORMATION

Date	Result	By	Name
3/23/2018	Inspected	CC	Chris C
2/27/2018	MEAS&NOTICE	BS	Barbara S
7/22/2014	External Ins	PC	PHIL C
6/16/2014	External Ins	PC	PHIL C
5/7/2009	Measured	372	PATRIOT
11/9/2004	MLS	HC	Helen Chinal
11/5/1999	Inspected	264	PATRIOT
9/28/1999	Mailer Sent		
9/28/1999	Measured	163	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA ___/___/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5456		Sq. Ft.	Site		0	80.	1.07	1									466,946						466,900	

Total AC/HA: 0.12525 | Total SF/SM: 5456 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 466,946 | Spl Credit | Total: 466,900

User Acct / GIS Ref / GIS Ref / Insp Date

User Acct: 10017
GIS Ref:
GIS Ref:
Insp Date: 03/23/18

!1244!

PRINT

Date	Time
12/10/20	16:53:51

LAST REV

Date	Time
03/03/20	09:21:06

danam

USER DEFINED

Prior Id # 1:	10017
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Fair
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FR - Fair	40.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	40.3	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.09795213
Const Adj.:	0.97029907
Adj $ / SQ:	181.108
Other Features:	116250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	614149
Depreciation:	247502
Depreciated Total:	366647

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2005
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	3	2
Totals			
2	11	5	

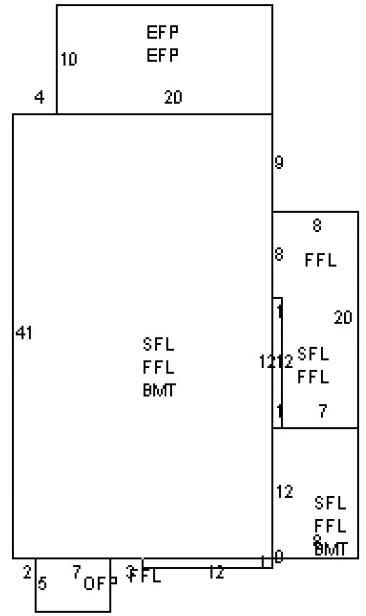
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	181.11
Special Features:	0	Val/Su Net:	95.00
Final Total:	366600	Val/Su SzAd	156.40

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,252	181.110	226,747
SFL	Second Floor	1,092	181.110	197,770
BMT	Basement	1,080	54.330	58,679
EFP	Enclos Porch	400	33.020	13,208
OFP	Open Porch	35	42.690	1,494

Net Sketched Area:	3,859			Total:	497,898
Size Ad	2344	Gross Are	3859	FinArea	2344

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

013.0-0001-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	